



Potential short-term rental property regulations in Clackamas County



The Clackamas County Zoning Ordinance doesn't clearly allow short-term or vacation rentals.

However, since many homes are being used for this purpose in the county and there is a growing interest among homeowners to rent their homes short-term, the county is looking for the most effective way to potentially allow and regulate this type of land use in unincorporated areas of the county.

For more information

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Information sessions happening May-June 2019

[Learn more at a public meeting. See inside for dates, times and locations.](#)



Discussion topics

We want to know what your thoughts are on the following issues. Let's talk!

If short-term rentals are allowed, where should they be allowed?

What kind of dwelling or residence?

In any legally-established permanent dwelling

- Due to the County's owner-occupancy requirement for accessory dwelling units (ADUs), only one of the two dwellings on a lot with a legal ADU could be used as an STR.
- This option would include allowing STRs in apartments and condominiums.
- In all cases, the owner of the property/ dwelling(s) would need to authorize STR use.

Only in certain types of housing such as detached and attached single-family homes, accessory dwelling units (ADUs), plexes and/or multifamily units

Which geographic areas?

Allow throughout unincorporated Clackamas County, in all zoning districts

Only allow in the Mt. Hood resort areas

- Mt. Hood is the County's main tourist destination.
- The communities on Mt. Hood already contain a relatively large number of STRs, many of which have been operating for decades.
- In addition, there are condominiums, particularly in Government Camp, that were specifically developed as resort/vacation rental properties.

What is a short-term or vacation rental?

The rental of part or all of a furnished home, apartment or condominium for a limited stay (typically 30 days or less), typically on a nightly or weekly basis.

- The operator / host typically has a business license, pays income tax, self-employment tax and lodging/hotel tax
- Operators/hosts may be owners, renters or property management companies.
- The properties are often advertised on websites such as Airbnb, Vacasa, HomeAway, VRBO, VacationRentals.com and Booking.com

Discussion topics

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If the county regulates short-term rentals, what specifically should be regulated?

Garbage collection

To ensure garbage will not pile up on a property

- Could be a fairly simple requirement that the property has garbage pick-up service (either through a garbage hauler or a rental agency) and covered garbage receptacles

Maximum occupancy

To help ensure safety and try to minimize noise and parking conflicts

- Limits are typically 2-3 persons per bedroom.

Maximum number of days rented per year

To limit the number of people coming and going in neighborhoods that may be more sensitive to the transient nature of STR use

- May be appropriate to have different limits in different areas of the county (Mt. Hood, etc.)

Off-street parking

To help ensure access into the neighborhood remains available for other residents and emergency responders

- Could be a set number of off-street parking spaces or vehicles

- Could be based on the number of bedrooms (i.e. 1 space per bedroom)
- Vehicles parked illegally in the right-of-way are a Sheriff's Office enforcement issue.

Noise/nuisance

To help reduce neighborhood impacts due to noise, particularly late at night

- Could require owners to post "quiet hours" based on the county's noise ordinance
- Could require owners to mail a notice to neighbors with a contact name and number, who is the first point of contact for a complaint about noise (or other problems) in the STR
- Noise ordinance violations are enforced by the Sheriff's Office.

Building and fire safety

To help ensure all dwellings used for STRs have the required number of smoke detectors, CO2 detectors and a fire extinguisher and that the building contains basic safety features (windows in bedrooms, safe railings on decks, etc.)

- Could be done through a self-reporting, affidavit-type system

Other ways to comment

Attend a public meeting. Comment online.
Contact staff.

Upcoming public meetings

County Planning staff is presenting information about why the county is considering regulations and asking for community input on what the regulations might include at seven meetings being held in May and June. The meetings are open to the public and in most cases are hosted by the local Community Planning Organization (CPO) or Hamlet as shown below.

Comment online

Visit www.clackamas.us/planning/str and click on the survey link.

Calendar

May 7 at 7 p.m.

Boring Fire Station, 28655 SE Highway 212
Boring (hosted by Boring CPO)

May 18 at 10:30 a.m.

Mt. Hood Oregon Resort Trees Room,
68010 E. Fairway Ave.
Welches (hosted by Rhododendron CPO)

May 20 at 6:30 p.m.

Development Services Building Room 115,
150 Beavercreek Road, Oregon City
(hosted by Clackamas County)

May 22 at 7 p.m.

Beavercreek Grange Hall, 22041 S. Kamrath Road,
Oregon City (hosted by Beavercreek Hamlet)

May 28 at 7 p.m.

Gladstone Church of the Nazarene,
4180 SE Jennings Ave., Milwaukie (hosted by
Jennings Lodge CPO)

June 3 at 7 p.m.

Clackamas Fire District Station 5,
9339 SE Causey Ave., Happy Valley
(hosted by Sunnyside/West Mt. Scott CPO)

June 11 at 7 p.m.

Stafford Primary School,
19875 SW Stafford Road, West Linn
(hosted by Stafford Hamlet)

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